



Kimberly Carpenter
 Broker - Keller Williams Indy Metro NE
 Creating friendships, one home at a time



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1713 VALLEY BROOK Dr, Cumberland, IN 46229
 Prop Sub/Trans: Single Fam/Sale Media: [21](#) Status: **Active**
 School Dist: Mt. Vernon Community Area: 3006 - Hancock - Buck Creek DOM/CDOM: **21382121** List/MoRnt \$: \$145,000 *
 Subdivision: VALLEY BROOK FARMS County: Hancock Twp: Buck Creek Year Built: 1988
 Legal Desc: Valley Brook Farms New Const: No Stage: Section/Lot: 3/169
 Bldr/Prjct/Cont: Tax ID: [300535203014000007](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$676 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	0
Main:	1,582
Apprx M/U Ttl:	1,582
Basement:	0
Apprx M/U & Bsmnt:	1,582
% Fin Bsmnt:	
Source:	Assesso

	FB	HB	BD
Upper:	0	0	
Main:	2	0	
Bsmnt:	0	0	
Total:	2	0	3

Beds: 3
 Baths: 2/0
 # Rooms: 9
 Floor #:
 Levels: 1 Level
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, KeylessEnt
 Parking: Fireplace: 1, MasonryFP, WoodBurn
 Basement: No
 Foundation: CrawlBlock
 Virtual Tour: http://www.tourfactory.com/1443857/r_MIBOR
 Web Link: <http://www.1713valleybrookdrive.com>
 Web Link2: <http://www.kimsellsindy.com>



Recent: 11/05/2015 : DECR : \$147,000->\$145,000

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	16x15	Main	Carpeting	No	2ndBedroom	12x10	Main	Carpeting	No
3rdBedroom	11x11	Main	Carpeting	No	BreakfastRoom	12x8	Main	Tile-Ceramic	No
DiningRoom	12x12	Main	Hardwood	No	Kitchen	12x11	Main	Tile-Ceramic	No
LaundryRm	12x5	Main	Tile-Ceramic	No	LivingRoom	21x14	Main	Hardwood	No

Directions
 East from 21st and German Church Rd to Valley Brook Dr, on southside of 21st St. Take Valley Brook Dr south to home on your left hand side.

Property Description
 Why rent when you can own this updated, custom 3BR/2BA ranch home in a rural subdivision with no active HOA. The home features an open floor plan with spacious GR with cozy fireplace & gleaming hardwood floors, dining room/playroom, updated kitchen w/stainless appliances included & breakfast area, all this on a large lot. Master suite with nice bath including double sinks, shower, tile floors & WIC. 2 additional BR's & bath complete the home. Conveniently located & Mt. Vernon Schools!

	Description
Lifestyle:	Detached
Exterior:	Brick, Cedar
Master Bedroom:	FullShrStl, MainLevel, WalkInClos
Appliances:	Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigratr
Equipment:	SecAlrmPd, SmokeAlarm, SumpPump
Lot Info:	StormSewer, RuralInSub, TreesSmall
Lot Size:	100x163 Acres: 1/4-1/2 Acre# of Acres:
	Arch Style: Ranch
	Porch: DeckMain, PorchCovrd
	Areas: FoyerLarge, LndryRmMn
	Eating Area: BrkfstBar, BrkfstRoom, FormalDR, KitUpdated
	Interior Amen: AtcPIDnStr, WIKInClos, HrdrdFloor, ScrnsComp, WinBayBow, WdWkPaintd
	Exterior Amen: DrvConcret
	0.37 Condo Descrip:

Utilities/Environmental	
Heating:	ForcedAir, Humidifier
Cooling:	CentrIElec
Water Heater:	Gas
Utility Option:	CableAvail, GasConn, HighSpdAvl
Fuel:	Gas
Primary Wtr Source:	MunWtrConn
Primary Sewage Disp:	MunSwrConn
	Green CertificateNo

Financial/Association Information	
Possible Financing:	Conventnl, ICON, FHA, VA
Ownership Int:	VolFee
Fee Paid:	
Fee Amnt:	

Contract/Office Information	
List Type:	Exclusive Right to Sell
Circumstances of Sale:	BAC: 3.5 % Var: No
Show:	Yes
LOfc:	KWI N05: Keller Williams Indy Metro NE
LAg:	15467: Kimberly S Carpenter
VM:	
Team:	
CoAg:	
Con1:	
Con2:	
BAC:	3.5 %
Disc:	Not Applicable
Show Dt:	10/16/2015
OP:	317-564-7100 X:
Pref:	317-509-4000
PF:	
Fdbk:	317-509-4000
Pf:	
Type:	
Type:	
Insp/Warr:	Not Applicable
Disc Oth:	SalesDiscOF
Poss:	Negotiable
OF:	317-564-7111
Cell:	317-509-4000
	Dir Solicit: No
	317-509-4000 Hm: 317-509-4000
	317-955-5555
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	317-955-5555
	sold@kimsellsindy.com
	Ph: Ph:
	Chg Dt: 11/05/2015

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, November 05, 2015 10:43 PM